



Halifax Planning Board Meeting Minutes December 15, 2016

A meeting of the Halifax Planning Board was held on Thursday, December 15, 2016, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Gordon Andrews, Chairman; Mark Millias, clerk
Karlis Skulte, member; Jonathan Soroko, member
Absent: Larry Belcher

The meeting was called to order at 6:30 p.m. and the agenda was read into the record by Gordon Andrews

MOTION: Mark Millias to accept the agenda as read
SECOND: Larry Belcher AIF

Appointments:

6:30 p.m.: Halifax Meadows request for additional parking.

Present: Alex Protheroe, Property Mgr.: The Board of Trustees asked (if possible) to add 2 possibly 3 parking spaces to the middle of the lot E section. He spoke with the Fire Department, they took a lap around, feels there could be enough room, but ultimately up to the Planning Board to decide. Members reviewed drawing and Google Earth image. The spaces would be added in middle of lot. It was asked why the spaces were needed. Mr. Protheroe said it was for additional guest spaces and overflow from other sections. Each unit has a space and a guest space, but guest spaces are not assigned. It was asked if there are parking directions/arrows. Mr. Protheroe advised there are no plans for directional arrows. Members feel it would be difficult to back out if vehicles were parked in those spaces. Parallel parking may also be difficult.

Lot measurements were discussed, there is a 27 feet between existing (row) spaces to new spaces. At far end there is 22 feet, as it gets narrower. Total of 63 feet total (width). There was concern of plows having enough room to maneuver. Each space would be 9' W and 18' L. Mr. Millis stated that there seems to be enough area to provide for more parking, and possibly a safer way at the end of the lot. Mr. Protheroe advised that it is very costly to add and pave for spaces at the end. It was also discussed about having the required ADA spaces. No ADA spaces were added or taken away. Mr. Protheroe also stated that it would be tight at the end for the Fire Apparatus to clear cars at the end.

The Board agreed no need for further discussion. All members agreed not to allow the additional parking spaces for safety purposes and for emergency vehicles to maneuver throughout the parking lot. As there was no formal application, no motion was needed. Mr. Protheroe understood and will advise the Halifax Meadows Board of Trustees.

Bills:

Motion to pay bill for Amory Engineers, invoice #14558 for balance of payment of \$611.73, reviews and reports, R&J LLC.

MOTION: Mark Millias
SECOND: Jonathan Soroko AIF

Motion to pay invoice #I39754271 to WBMason office supplies of \$44.16

MOTION: Mark Millias

SECOND: Karlis Skulte

AIF

Discussion: Update on Autumn Lane Subdivision

Merrill Associates report regarding Autumn Lane: Outstanding items for completion of roadway. Site inspection and estimate for completion of construction. Members briefly discussed the tree planting issue. Secretary suggested to developer, Donald Treannie to come back to the Board with letters from the homeowners who did not was plantings. To date board has not heard back from him. Lot is still being held by the Town.

Meeting Minutes:

Motion to approve meeting minutes of November 3, 2016

MOTION: Mark Millias

SECOND: Karlis Skulte

AIF

Motion to approve meeting minutes of November 17, 2016

MOTION: Mark Millias

SECOND: Karlis Skulte

AIF

Discussion:

Memo from Town Administrator regarding Recreational Marijuana: Potential Zoning by-law. Members briefly discussed whether to have a by-law regarding this new law. Would the Town want to prohibit or restrict the uses to industrial district or allowed "as-by-right" or by Special permit? Mr. Millias stated the understanding of cultivation is that anyone would have the right to cultivate, on one's own property however, cannot be sold. Currently is only allowed in the Industrial Zone. Mr. Millias agreed he will look into other Towns, where to allow, language to be used, etc. Table for further discussion.

Adjourn:

Motion to adjourn meeting.

MOTION: Karlis Skulte

SECOND: Jonathan Soroko

AIF

It was unanimously voted to adjourn the meeting at 7:15 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary